



Town Council Agenda Report

SUBJECT: Site Plan

TITLE OF AGENDA ITEM: SP 9-6-99, Nova Southeastern University Library

REPORT IN BRIEF: The applicant requests approval of library will be a 5 story, 304,302 square foot facility. The front facade will face west opening to a architectural paving and landscape feature denoting the main entrance. The building height will be 75' to the roof deck and 84' to the top of parapet. The majority of the facades will be in green tinted glass with the remaining area in beige tones of concrete and stucco. The color scheme will match the existing buildings remaining consistent with the overall campus. A 71 stall parking lot is proposed to the south of the library for staff use. Landscaping will be addressed by relocating the existing trees within the limits of work and proposing a new landscape planting scheme around the proposed structure.

PREVIOUS ACTIONS: None

CONCURRENCES: A variance was approved on February 3, 1999 to increase the building height from 35' to 85'.

The development review committee has reviewed the site plan for consistency with applicable codes. The following outstanding items are enumerated as conditions to staff's recommendation for approval:

1. Providing building floor plans prior to Town Council.
2. Providing materials and color scheme on the building elevations.
3. Coordinating the south parking layout on the landscape plan with the engineering plans.
4. Providing additional canopy trees within the center parking median.

FISCAL IMPACT: Not applicable

RECOMMENDATION(S): Site plan committee recommends **APPROVAL** only of the site plan subject to the planning report and to resubmit the final design (elevations) when they become available for review (5-0, Motion: Mr. Evans, Seconded: Mr. Engel), October 26, 1999. (Continued from October 26, 1999) Motion to approve building elevations (5-0) November 9, 1999.

Attachment(s): Planning report, Application, Subject site map, Aerial

Exhibit "A"

Original Report Date: October 26, 1999

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner / Agent:

Name: Nova Southeastern University, Inc.

Address: 3301 College Avenue

City: Davie, FL.

Phone: 954 262-8832

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 3301 College Avenue

Land Use Plan Designation: Community Facility

Existing Zoning: CF

Existing Use: University

Proposed Use: library facility

Surrounding Land Use:

North ,South, East and West: Community Facility

Surrounding Zoning:

North, South, East and West: CF

Previous request on the same property: A variance was approved on February 3 1999 to increase the building height from 35' to 85'.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Drainage/Open Space information* . Approximately 66% of gross campus area.
2. *Building:* The proposed library will be a 5 story, 304,302 square foot facility. The front facade will face west opening to a architectural paving and landscape feature denoting the main entrance. The building height will be 75' to the roof deck and 84' to the top of parapet. The majority of the facades will be in green tinted glass with the remaining area in beige tones of concrete and stucco. The color scheme will match the existing buildings remaining consistent with the overall campus. A 75 stall parking lot is proposed to the south of the library for staff use.
3. *Landscaping:* The existing landscaping within the limit of work area has been relocated throughout the campus. The landscape plan reflects a variety of accent palms and canopy trees to provide a buffer to the building walls and accentuate the architecture of the structure.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is under the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the planning area No. 8 characterized by older, small scale commercial development, older single-family ~~residential neighborhoods, and newer large scale multi-family residential~~ developments that serve the South Florida Education Center.

Staff Analysis

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: Based upon the above, staff recommends approval of application SP 9-6-99. subject to the conditions listed below prior to the issuance of a building permit.

1. Providing building floor plans prior to Town Council.
2. Providing materials and color scheme on the building elevations.
3. Coordinating the south parking layout on the landscape plan with the engineering plans.
4. Providing additional canopy trees within the center parking median.

Site Plan Committee

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** approval only of the site plan subject to the planning report and to resubmit the final design (elevations) when they become available for review (5-0, Motion: Mr. Evans, Seconded: Mr. Engel), October 26, 1999.

~~(continued from October 26th) Motion to approve building elevations (5-0),~~
November 9, 1999

Exhibits

1. Land Use Map
2. Subject Site
3. Aerial

Prepared by: _____

Reviewed by: _____

EXISTING ZONING: CP
LAND USE DESIGNATION: EDUCATION

TOWN OF DAVIE USE ONLY	
SITE PLAN NO	<u>SP4-6-99</u>
FEE	<u>\$3840.00</u>
(add) RECEIPT NO.	<u>7179</u>

**TOWN OF DAVIE
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to **TOWN OF DAVIE**

DATE FILED: 8/31/98

NON-RESIDENTIAL: YES

RESIDENTIAL SITE PLAN: NO

FLOOR AREA: 365,000 gsf

NO. OF UNITS: N/A

PETITIONER: NOVA SOUTHEASTERN UNIVERSITY, INC.
A NOT FOR PROFIT FLORIDA CORPORATION
ADDRESS: 3301 COLLEGE AVENUE
DAVIE, FL. 33314
PHONE: 954-262-8832

RELATIONSHIP TO PROPERTY: OWNER

OWNER: SAME

ADDRESS: SAME

PROJECT NAME/SUBDIVISION NAME: LIBRARY AND INFORMATION TECHNOLOGY CENTER

PROJECT ADDRESS: 3301 COLLEGE AVENUE
DAVIE, FL. 33314

LEGAL DESCRIPTION: A PORTION OF "NOVA NO. 1" AS RECORDED IN THE PUBLIC RECORDS
OF BROWARD COUNTY, PB 146 P 49.

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS _____ NUMBER OF PLATS _____ NUMBER OF SURVEYS _____

APPROVE AS TO FORM: [Signature] DATE: _____

DEVELOPMENT REVIEW COMMITTEE DATE: _____

SITE PLAN COMMITTEE MEETING DATE: _____

TOWN COUNCIL MEETING DATE: _____

NOVA SOUTHEASTERN UNIVERSITY, INC.
JOHN J. SANTULLI, as ASSOCIATE VICE PRES.

OWNER'S NAME(S)

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

3301 COLLEGE AVENUE

ADDRESS

DAVIE, FL. 33314

CITY, STATE, ZIP

954-262-8832

PHONE

The foregoing instrument was acknowledged before me
this 26th day of AUGUST, 19 98, by
John J. Santulli who is personally
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Arlene L. Morris

Print: ARLENE L. MORRIS

My Commission Expires:



Arlene L. Morris
My Commission CC779960
Expires November 16, 2002

NOVA SOUTHEASTERN UNIVERSITY, INC.
JOHN J. SANTULLI, as ASSOCIATE VICE PRES.
PETITIONER'S NAME

PETITIONER'S SIGNATURE

3301 COLLEGE AVENUE

ADDRESS

DAVIE, FL. 33314

CITY, STATE, ZIP

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Sign: Arlene L. Morris

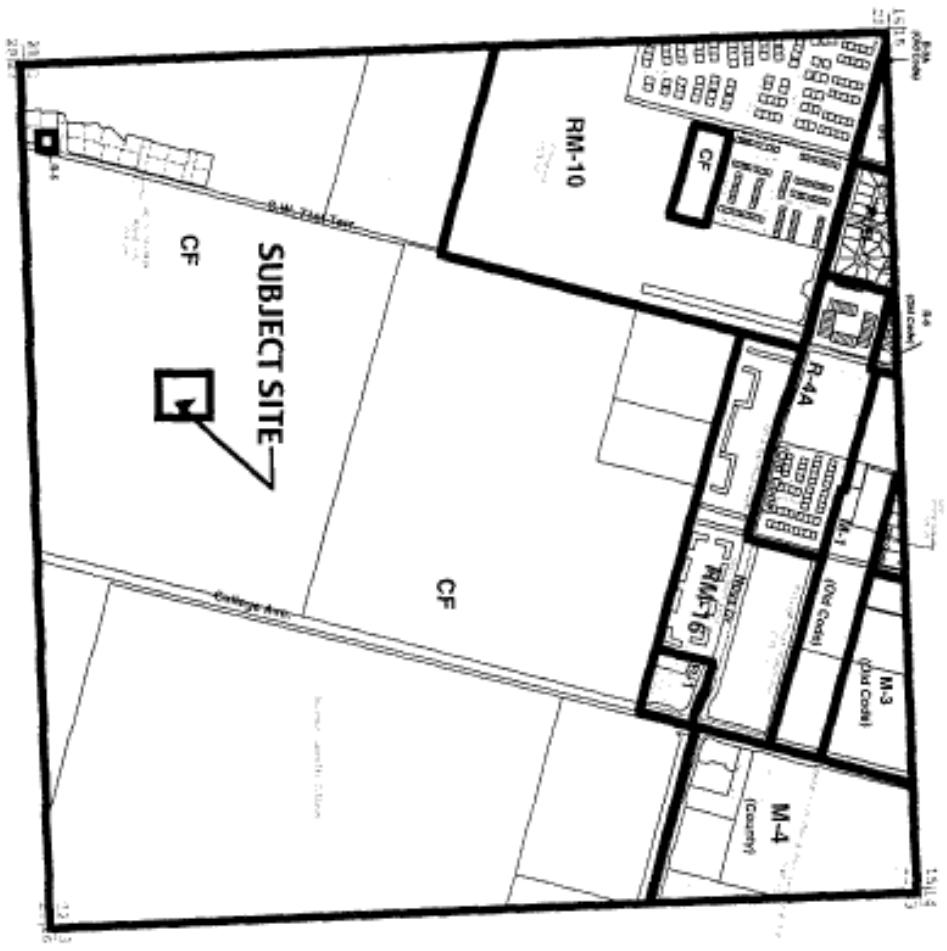
Print: ARLENE L. MORRIS

My Commission Expires:



Arlene L. Morris
My Commission CC779960
Expires November 16, 2002

OFFICE USE ONLY



THE OFFICIAL
BASE MAP
 OF
 THE TOWN OF DAVIE
 FLORIDA

22	50	41
SECTION	SHEET	DATE

PETITION NUMBER		N
SP 9-6-99		4
PREPARED 10/6/99		Scale: MTS
BY THE PLANNING & ZONING DIVISION		

**RESIDENTIAL
10 DU/AC**

REGIONAL ACTIVITY CENTER

S.W. 75 AVE

SUBJECT SITE

College Ave



**PETITION NUMBER
SP 9-6-99**

Source: Town of Davis Future Land Use Map

**PREPARED 10/6/99
BY THE PLANNING &
ZONING DIVISION**

Scale: NTS



